

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 9, 1972

Application No. 11056 Capitol View Construction Co., appellant
(Capitol View Plaza)

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER -- January 8, 1973

ORDERED:

That the application for further processing under Article 75 of the Zoning Regulations (Z.C. Case No. 68-33) for the development of Phase II of a residential complex containing apartments, commercial and retail uses at East Capitol Street and Southern Avenue and 58th Street, S.E., lot 52, Square 5279 be GRANTED.

FINDINGS OF FACT:

1. On September 16, 1968, the Zoning Commission of the District of Columbia approved this project as noted in Exhibit 64 of the Zoning Commission File, No. 68-33, as amended.

2. The Board of Zoning Adjustment, in its Order effective October 11, 1968, as amended, granted Application No. 9783 for further processing under Article 75 of the Zoning Regulations.

3. Appellant now requests further processing and modifications in accordance with the working drawings.

4. The Corporation Counsel has determined, in a memorandum to the Board of Zoning Adjustment dated September 19, 1972, that Phase II of Capitol View Plaza is in conformity with the applicable laws and regulations governing the height of buildings.

5. No objection to the granting of this application was registered at the public hearing.

OPINION:

We are of the opinion that the proposal, as indicated on the working drawings is shown to be substantially in accordance with the

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plans approved by the Zoning Commission. Any changes indicated are found to be minor deviations entirely within the tolerances allowed the Board under Article 7501 and are changes dictated by other government departments and are not found to impair the design concept.

This Order shall be subject to the following conditions:

a. The final development schedule shall be as follows:

Area of Site	362,281 sq. ft.	(-0.3%)
Gross Floor Area	618,559 sq. ft.	(+4.3%)
Percent of Lot Occupancy	37.0 %	(+1.6%)
F.A.R. (1.8 allowable in R-5-B)	1.7	(+4.3%)
Total Number of Dwelling units	621	---
Commercial Area	56.704 sq. ft.	(+0.4%)
Parking	288	(+2.0%)

The Board, under the terms of this Order, shall retain jurisdiction of this approval as provided by Article 7501 of the Zoning Regulations.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.